



TOWN OF NANTUCKET BOARD OF APPEALS NANTUCKET, MA 02554

Minutes
Friday, November 16, 2007
1:00 PM
2 Fairgrounds Road
Conference Room

Board Members in attendance: Michael O'Mara, David Wiley, Dale Waine, Burr Tupper, Lisa Botticelli, Nancy Severens and Kerim Koseatac

Staff: John Brescher, Thomas Broadrick, Venessa Moore

- I. Call to Order:
Chairman Michael O'Mara called the meeting to order at 1:00 P.M.
- II. Update Regarding ZBA Administration:
Town Administrator Libby Gibson informed the Board that the Planning Staff would be helping the Zoning Board on a temporary basis.
- III. Approval of the Minutes:
A motion was made to approve the Minutes (October 19, 2007 and November 1, 2007), duly seconded and voted 5-0.
- IV. Approval of the 2008 ZBA Meeting Schedule
A motion was made to approve the 2008 ZBA Meeting Schedule, duly seconded and voted 5-0.
- V. Old Business

- **085-06 Reis 80 Miacomet Ave Reade**
Action Deadline March 28, 2008; Continued to February 8, 2008.
- **030-07 Burnham 12 ½ Sherburne Turnpike Reade**
Action Deadline March 28, 2008; Continued to February 8, 2008.
- **047-07 Holdgate Partners Bernard Valley Road Hunter**
Action Deadline December 28, 2007.

Attorney William Hunter asked to withdraw the application without prejudice. The board approved the withdrawal.

- **054-07 Nantucket Hunt. Assoc. Madequesham Valley Road Avery**
Action Deadline November 30, 2007

VI. New Business

- **096-07 Webb 96 Baxter Road Weinman**
Action Deadline February 15, 2008.

Attorney Rhoda Weinman represented the applicant. Attorney Weinman indicated that the proposed addition would not make the dwelling more non-conforming and therefore Special Permit relief is appropriate.

A motion was made (Waine) and duly seconded to approve the application and voted 4-1 in favor (Severens opposed).

- **097-07 Michael Scott Realty Corp. 17 Main Street Reade**
Action Deadline February 15, 2008.

Attorney Arthur Reade explained to the Board that the proposed addition would merely close in the area by Coal Alley. The Board insisted that the addition be solely used for storage space for The Nobby Shop and that no work be done between Memorial Day and Columbus Day.

A motion was made (Koseatac) and duly seconded to approve the application and voted 5-0 in favor.

- **098-07 DAW Nominee Trust 16 Baxter Road Reade**
Action Deadline February 15, 2008.

Attorney Arthur Reade represented the applicants. The applicants proposed to relocate their garage and dwelling. The relocation would encroach into the rear setback and therefore the Board wondered whether or not the applicants could relocate the garage and dwelling so as to conform to the Zoning Bylaw.

Attorney William Hunter opposed the application and suggested to the board that the relocation of the garage and dwelling would be more detrimental to the neighborhood.

The Board proposed the application be continued to the December 14, 2007 meeting in order for the Board to have an opportunity to read the letters of support and letters of opposition from the abutters and to determine if the relocation will be more detrimental to the neighborhood.

A motion was made (Wiley) and duly seconded to continue the application and voted 5-0 in favor.

- **099-07 Huffard, Platt, and Phillips 41 Easton Street Reade**
Action Deadline February 15, 2008.

Attorney Arthur Reade represented the applicant. The issue before the Board was whether or not variance relief was the appropriate measure, given the lack of a topographical hardship. Nonetheless, the board determined that given the applicant's prior difficulties with contractors and builders, variance relief is the appropriate remedy.

A motion was made (Waine) and duly seconded to approve the application and voted 4-1 in favor (Severens opposed).

